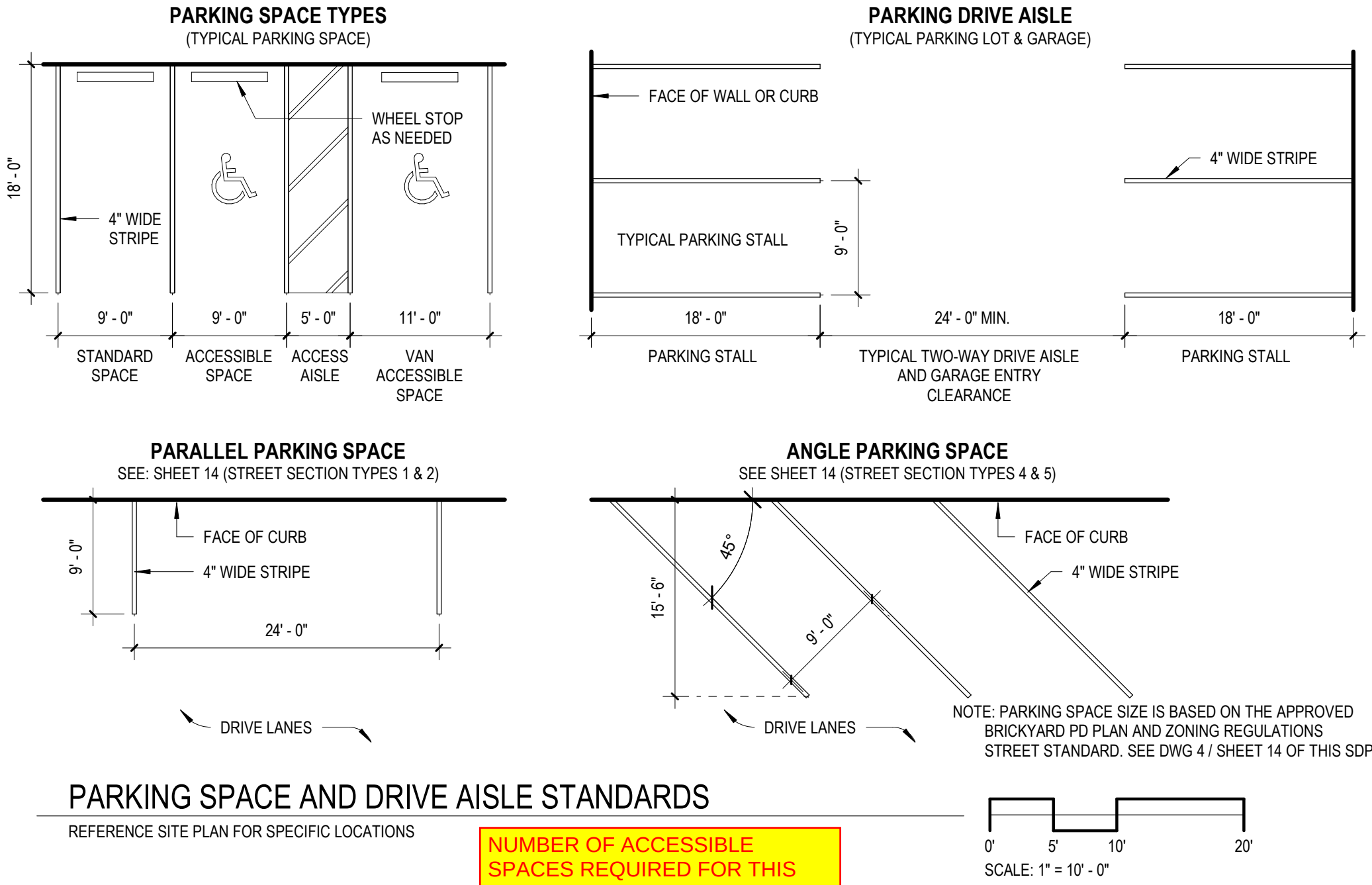




AWAITING RESPONSE
This permit has been placed under review for compliance with the building provisions of the adopted codes and assigned a review status of awaiting response. Please see the review comments on this plan and revise accordingly to complete the review process. Please resubmit a complete set of plans with changes and a narrative as applicable and in accordance with the plan submittal guidelines for the Town of Castle Rock.

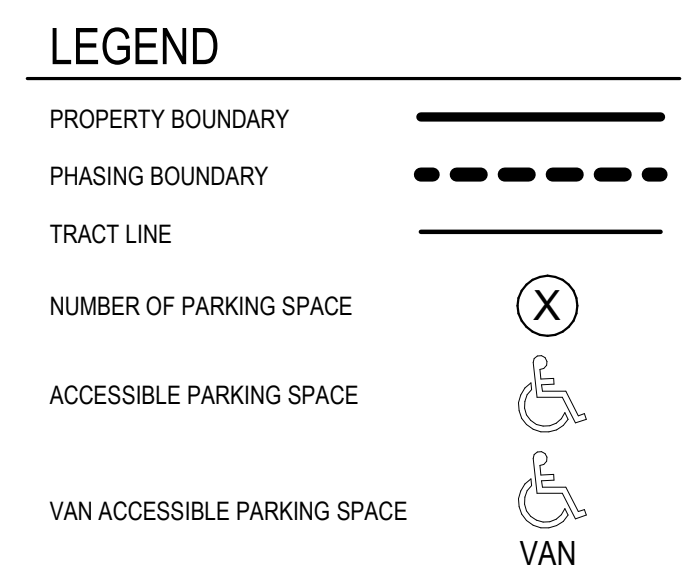
SITE DEVELOPMENT PLAN THE BRICKYARD MIXED USE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE THAT THE OVERALL ACCESSIBLE PARKING REQUIREMENTS FOR THE SITE AS A WHOLE MAY BE SATISFACTORY; HOWEVER EACH BUILDING WILL HAVE ACCESSIBLE PARKING REQUIREMENTS BASED ON THE OCCUPANCY AND TOTAL PARKING SPACES PROVIDED FOR THAT INDIVIDUAL BUILDING.

CLARIFY THE ACCESSIBLE ROUTE FOR THESE ACCESSIBLE PARKING SPACES



PARKING SPACE AND DRIVE AISLE STANDARDS

REFERENCE SITE PLAN FOR SPECIFIC LOCATIONS

NUMBER OF ACCESSIBLE SPACES REQUIRED FOR THIS INDIVIDUAL PARKING AREA

PARKING SUMMARY BY PHASE			REFERENCE SHEET 5 - PEAK DEMAND STUDY CHART		
TYPE (LOCATION)	PHASE 1	PHASE 2	PHASE 3	RESERVED SPACES	NOTES
CASTLE ROCK SPORTS CENTER	468			0	SURFACE LOT
STREETS	188 6			0	ON-STREET
BUILDING 5: BRICKYARD APTS. (R2 = 2%)	336 8			174	2 LEVEL GARAGE
BUILDING 3: GARAGE ³		243 7		243	3 LEVEL GARAGE
BUILDINGS 6: BRICKYARD FLATS		12		12	1 LEVEL GARAGE
PARKING LOT A		15 1		15	SURFACE LOT
BUILDING 7: BOWLING ALLEY			165 6	0	2 LEVEL GARAGE
PARKING LOT B			90 4	0	SURFACE LOT
PARKING LOT C			158 6	0	SURFACE LOT
PARKING PROVIDED BY PHASE	992	270	413	444	TOTAL RESERVED
CUMULATIVE PARKING PROVIDED BY PHASE		1,262	1,675		
DEMAND BY PHASE	941	286	293		
CUMULATIVE DEMAND BY PHASE		1,227	1,520		

ACCESSIBLE PARKING				
STANDARDS		REQUIREMENT FACTOR		
IBC TABLE 1106.2 ACCESSIBLE SPACES		1 TO 25 REQUIRES 1; 501 TO 1,000 REQUIRES 2% OF TOTAL		
IBC TABLE 1106.8 VAN ACCESSIBLE SPACE		1 PER 6 ACCESSIBLE SPACES		
IBC TABLE 1106.3 GROUP R-2		2% OF TOTAL PROVIDED		
PARKING SPACE TYPE		REQUIRED	PROVIDED	1 REQUIREMENT CALCULATION
ACCESSIBLE		21	25	NON-RESERVED REQUIRES 16 SPACES
VAN ACCESSIBLE		4	8	RESERVED REQUIRES 9 SPACES
TOTAL		25	33	TOTAL = 25 SPACES

BICYCLE PARKING				
STANDARDS		REQUIREMENT FACTOR		
PER CASTLE ROCK MUNICIPAL CODE, CHAPTER 17.54 - OFF-STREET PARKING, 17.54.040.1		5% OF THE TOTAL OFF-STREET VEHICLE PARKING SPACES		
		REQUIRED	PROVIDED	REQUIREMENT CALCULATION
		61	116	5% X 1,207 1/2 VEHICLE SPACES = 61 SPACES

FOOTNOTES:

1 PER THE BRICKYARD PD PLAN AND ZONING REGULATIONS ALL ON-STREET PARKING SPACES COUNT TOWARD THE REQUIRED PARKING FOR THE SITE AND ARE INCLUDED IN THE POOL OF AVAILABLE PARKING SPACES.

2 NUMBER OF VEHICLE SPACES USED FOR CALCULATION IS BASED ON: TOTAL SPACES - SPORTS CENTER (1,675 - 468 = 1,207).

3 PARKING GARAGE SPACES ARE RESERVED FOR HOTEL AND BUILDING 4 RESIDENTS AT ALL TIME.

4 CALCULATION:
NON-RESERVED ACCESSIBLE SPACES: 763 X 2% = 16 SPACES
RESERVED ACCESSIBLE SPACES: 444 X 2% = 9 SPACES

GENERAL NOTES:

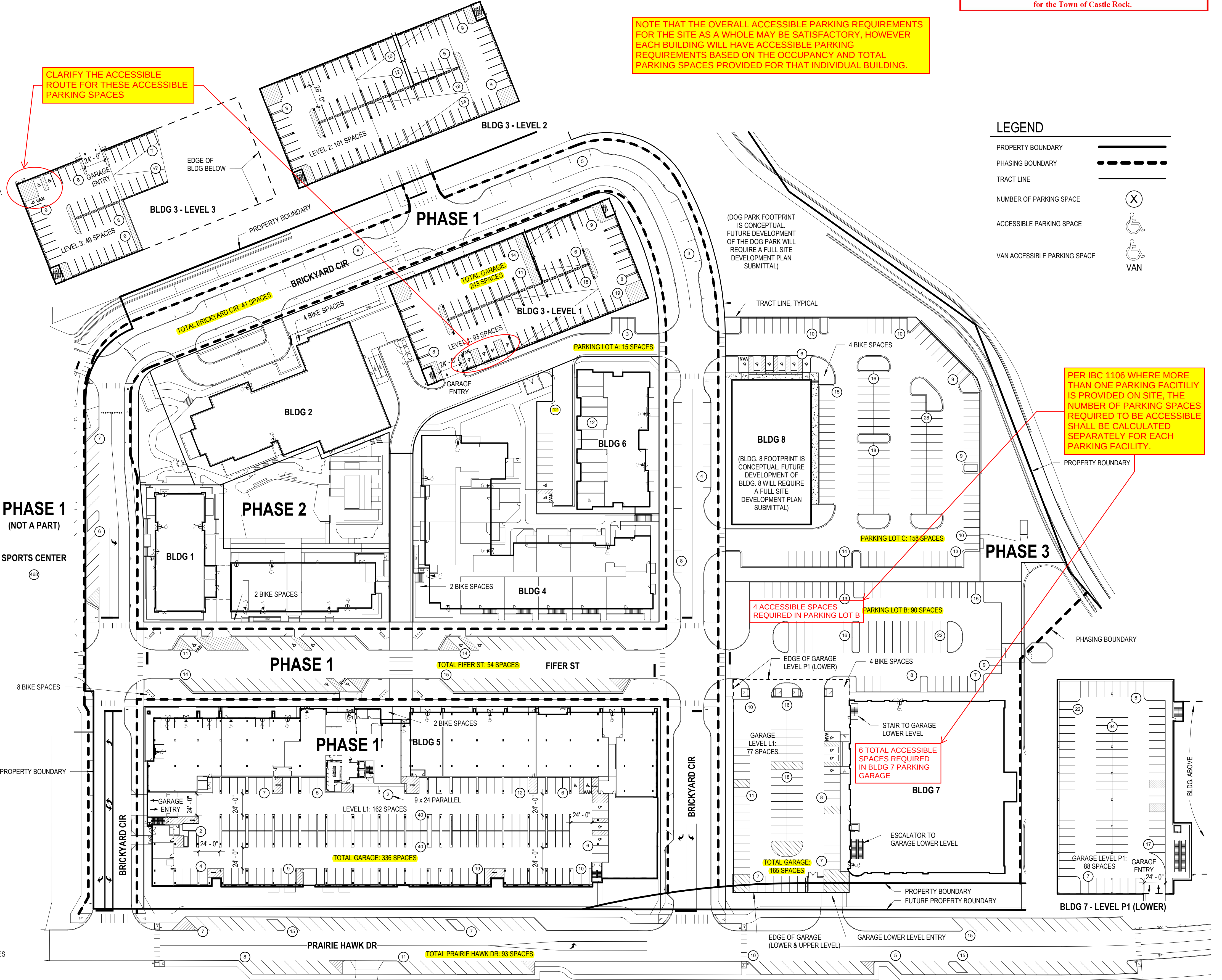
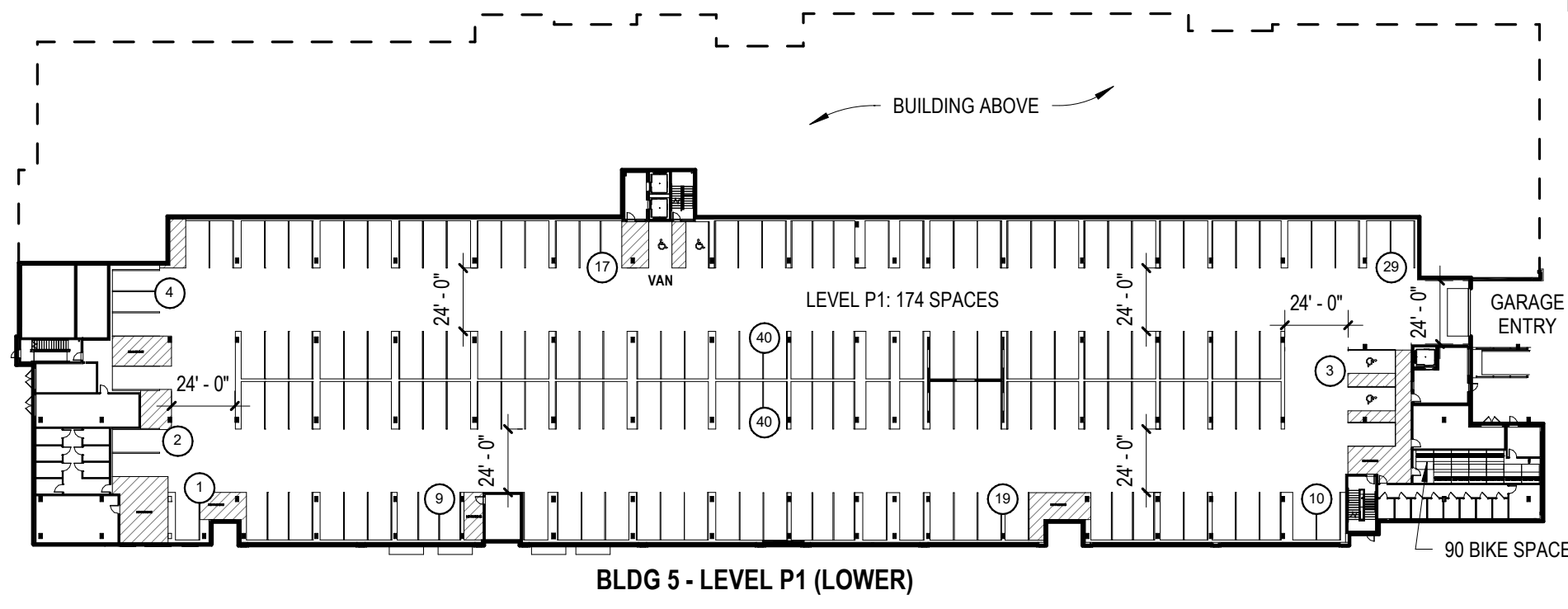
1. RESIDENTIAL BUILDING 6: 1 ACCESSIBLE GARAGE IS PROVIDED PER BUILDING CODE.

2. ACCESSIBLE PARKING SPACE CALCULATION FOR BRICKYARD MIXED-USE SDP24-0022 ONLY.

3. RESERVED PARKING SPACES WILL BE FOR RESIDENTS ONLY AND BE MANAGED THROUGH A PARKING MANAGEMENT SYSTEM OR BY ATTACHED GARAGES.

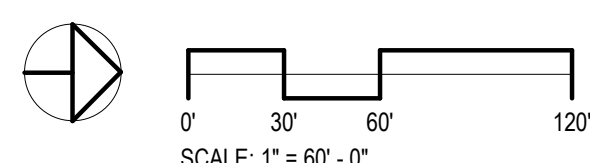
BASED ON INDIVIDUAL PARKING AREAS A TOTAL OF 38 ACCESSIBLE SPACES ARE REQUIRED WITH 9 TOTAL VAN ACCESSIBLE SPACES. ACCESSIBLE AND VAN ACCESSIBLE SPACES ARE NOT ADDITIVE.

35 SHOWN ON PLAN



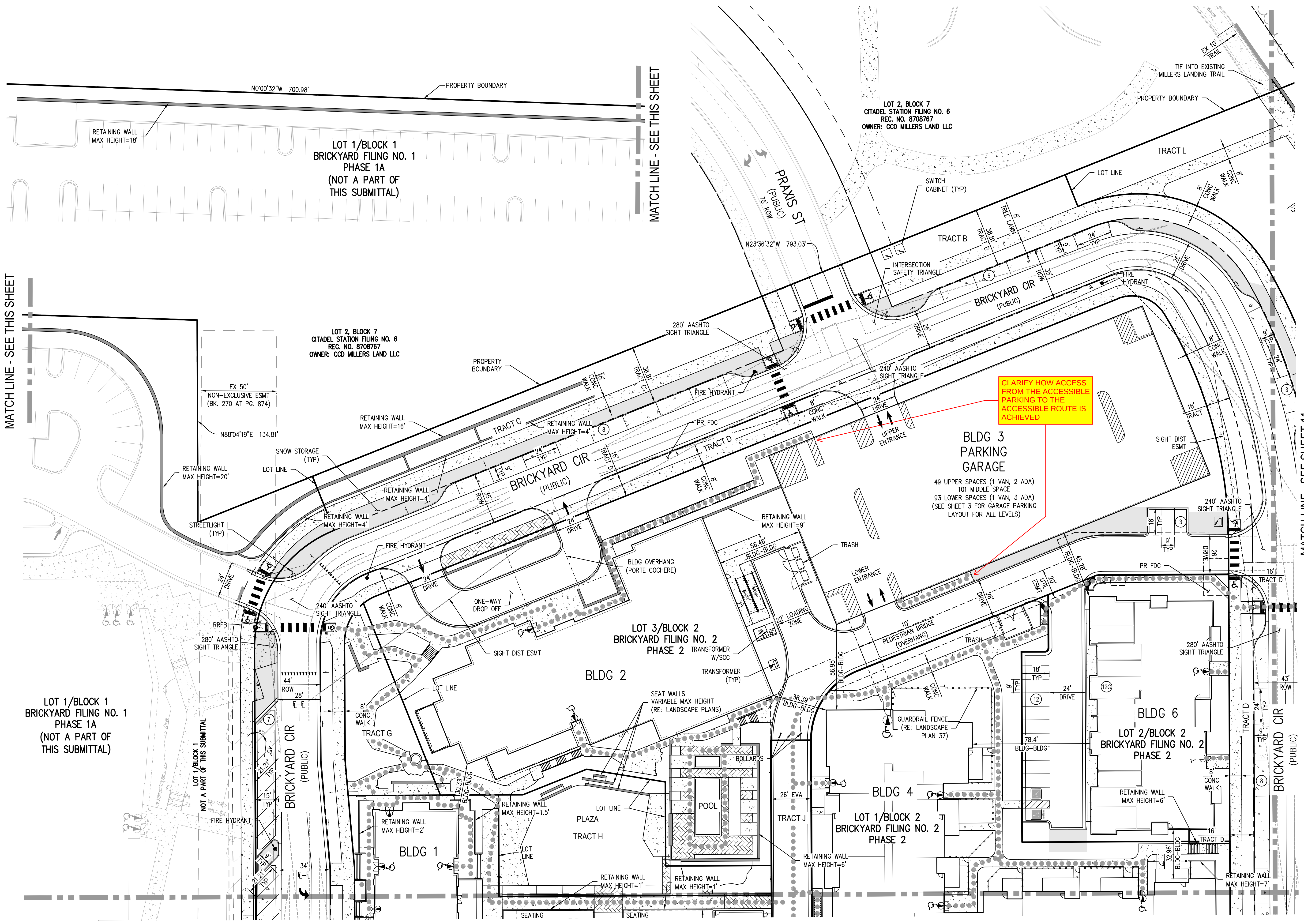
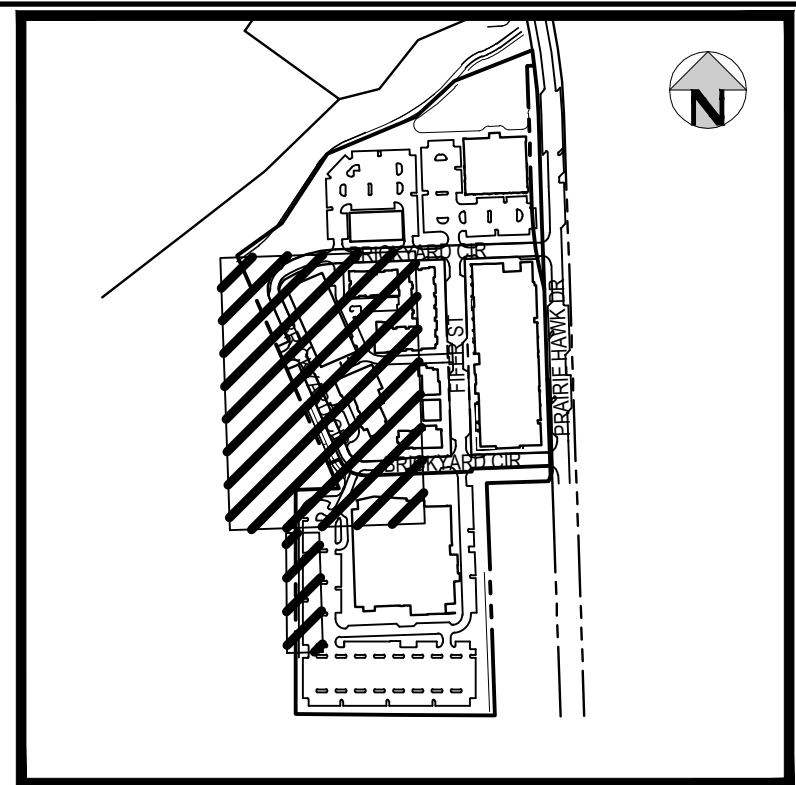
PER IBC 1106 WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON SITE, THE NUMBER OF PARKING SPACES REQUIRED TO BE ACCESSIBLE SHALL BE CALCULATED SEPARATELY FOR EACH PARKING FACILITY.

1 PARKING ALLOCATION PLAN
1" = 60'-0"



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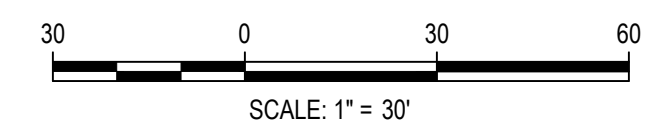
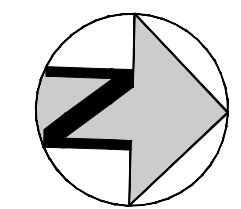


LEGEND:

- PROPERTY BOUNDARY
- LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED ACCESSIBLE (ADA) PATH
- PROPOSED CARPORT
- PROPOSED CONCRETE
- PROPOSED CONCRETE LOADING PAD
- PROPOSED ENHANCED PAVING
- PROPOSED UNIT PAVERS (RE: LANDSCAPE PLANS)
- PROPOSED RETAINING WALL
- GUARDRAIL FENCE (RE: LANDSCAPE SHEET 37)
- PARKING COUNT
- PROPOSED BUILDING ENTRANCE
- SNOW STORAGE AREAS
- ADA CURB RAMP

NOTES:

1. REFER TO LANDSCAPE PLANS REGARDING PROPOSED PAVER WALKWAY SPECIFICATIONS
2. THE MAXIMUM RETAINING WALL HEIGHTS SHOWN ON THE SITE PLAN SHEETS ARE MEASURED FROM THE TOP OF WALL (TW) CAP TO THE BOTTOM OF WALL (BW) ELEVATION SHOWN ON THE GRADING PLANS. HEIGHT DOES NOT INCLUDE THE FOUNDATION THICKNESS.

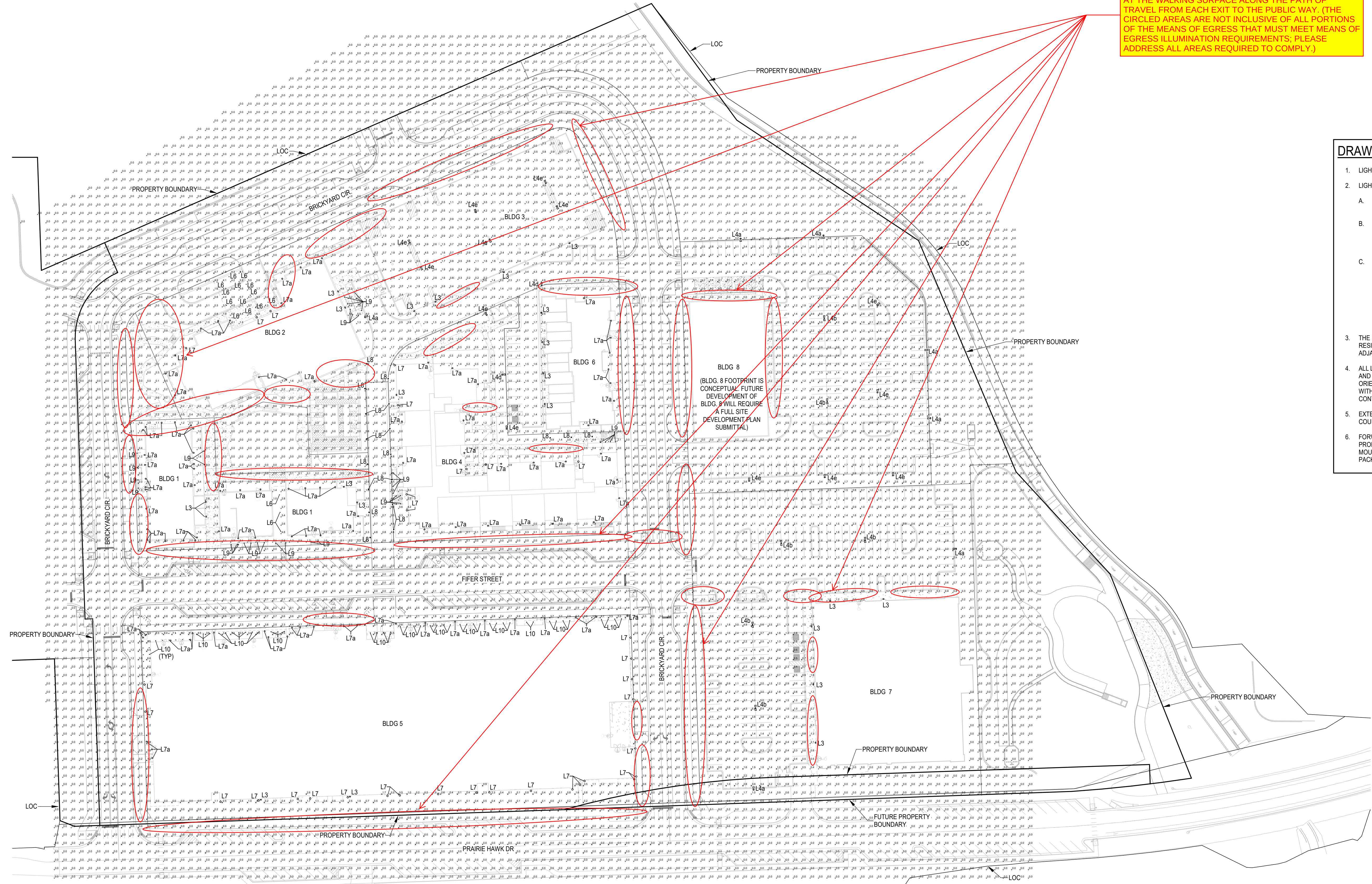


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PER IBC 1008.2.1 AND 1008.2.3 MEANS OF EGRESS ILLUMINATION SHALL BE A MINIMUM OF 1 FOOTCANDLE AT THE WALKING SURFACE ALONG THE PATH OF TRAVEL FROM EACH EXIT TO THE PUBLIC WAY. (THE CIRCLED AREAS ARE NOT INCLUSIVE OF ALL PORTIONS OF THE MEANS OF EGRESS THAT MUST MEET MEANS OF EGRESS ILLUMINATION REQUIREMENTS; PLEASE ADDRESS ALL AREAS REQUIRED TO COMPLY.)



- DRAWING NOTES:**
1. LIGHT LOSS FACTOR FOR ALL LUMINAIRES IS 1.
 2. LIGHTING CONTROL NOTES:
 - A. ALL PRIVATE STREET LIGHT FIXTURES SHALL BE CONTROLLED FROM INTEGRAL PHOTOCELL AND SHALL OPERATE FROM DUSK UNTIL DAWN.
 - B. ALL PARKING LOT POLE LIGHT FIXTURES SHALL BE CONTROLLED FROM INTEGRAL PHOTOCELL AND OCCUPANCY SENSOR. FIXTURES SHALL REMAIN ON FROM DUSK UNTIL DAWN AND SHALL DIM TO 30% BRIGHTNESS AFTER 20 MINUTES OF NO ACTIVITY BEING DETECTED.
 - C. BUILDING MOUNTED AREA LIGHTS SHALL BE CONTROLLED FROM BUILDING TIMECLOCK AND PHOTOCELL. THEY SHALL BE TURNED ON BY PHOTOCELL AT DUSK AND SHALL BE TURNED OFF BY TIMECLOCK. FOR COMMERCIAL BUILDINGS, THE TIMECLOCK SHALL TURN FIXTURES OFF WITHIN 60 MINUTES AFTER CLOSE OF BUSINESS. EXCEPT FOR SECURITY LIGHTS AND LIGHTING INTENDED FOR 24 HOUR OPERATION. FOR RESIDENTIAL BUILDINGS, THE TIMECLOCK SHALL DIM FIXTURES TO 50% FULL BRIGHTNESS AFTER MIDNIGHT, AND TURN FIXTURES OFF AT DUSK. ALL SETPOINTS SHALL BE DETERMINED BY OWNER.
 3. THE LIGHTING OBJECTIVE FOR THE SITE IS TO PROVIDE ADEQUATE LIGHTING FOR RESIDENTS' SECURITY WHILE LIMITING THE IMPACT OF ON SITE LIGHTING ON ADJACENT SPACES AND PROTECTING NIGHT SKY VISIBILITY.
 4. ALL LIGHT FIXTURES ILLUMINATING PRIVATE DRIVES, PARKING LOTS, WALKWAYS, AND COMMON AREAS SHALL BE FULL CUTOFF, DOWNCAST, AND SHALL BE ORIENTED TO LIMIT LIGHT TRESSPASS TO ADJACENT PROPERTIES. FIXTURES WITH LESS THAN 3500 LUMEN OUTPUT MAY PROVIDE UPLIGHTING AS LONG AS IT IS CONTAINED ON BUILDING FACADES.
 5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE MUNICIPAL CODE.
 6. FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADES, AND UNSHIELDED WALL PACKS ARE PROHIBITED.